



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 09/08/06

Project No.: 449 - PA - 2006

Coordinator: Mac Cummins

Case No.: _____ - _____ - _____

Project Name: Topaz by Starpointe

Project Location: 5821, 5809, and 5815 N. Canal Bank Road

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-10

Proposed Zoning: _____

Number of Buildings: _____

Parcel Size: 7.23 acres

Gross Floor Area/Total Units: _____

Floor Area Ratio/Density: _____

Parking Required: _____

Parking Provided: _____

Setbacks: N - (Front) 30' S - 25' - 15' (30%) E - 7' W - 7'

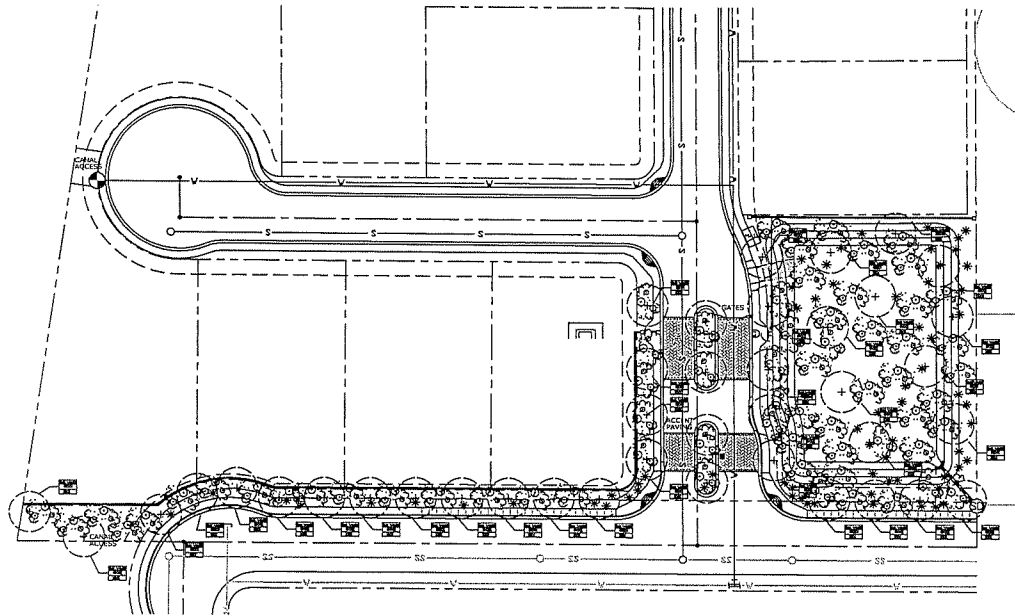
Description of Request:

Topaz by Starpointe located at the intersection of 76th Place and San Miguel Avenue is a new single family residential development project by Starpointe Communities. This site is south of McDonald Drive and east of Scottsdale Road along the bank of the Arizona Canal in Scottsdale, Arizona. The project will enhance the existing residential area on 6.97 acres with the addition of 20 luxury single family homes in a gated community. Starpointe is designing this project to enhance the luxurious and private feel already prevalent in the surrounding residential area. This project will consist of 20 single family homes on 10,000 square foot lots complying with the existing zoning requirements for this parcel. The one and two-story homes will range in size from 2500 to 4000 square feet, all with a minimum of three car garages and large exterior yards. Floor plans will have oversized windows, patios, fireplaces, courtyards, high ceilings and generous living spaces each elevated with unique, vernacular themed exteriors. Interior finishes would include high quality carpet and tile, granite countertops, wood panel cabinets and designer lighting fixtures. Community amenities will include a gated entrance and exit for all residents, gated pedestrian access to the Arizona Canal bank, and spectacular views of the surrounding mountains.

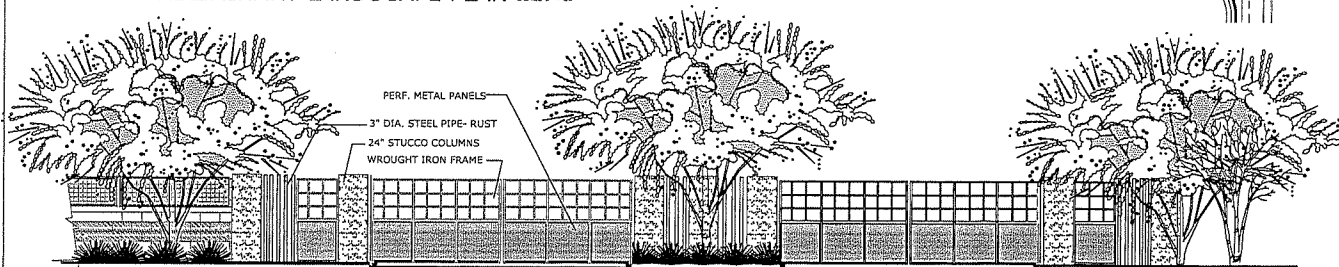
Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

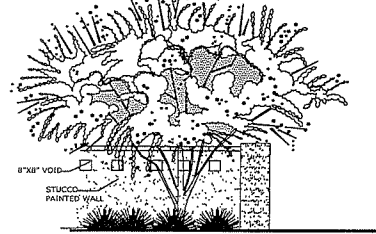
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ENLARGED PRELIMINARY LANDSCAPE PLAN SCALE 1" = 30'



san miguel primary entry gate elevation



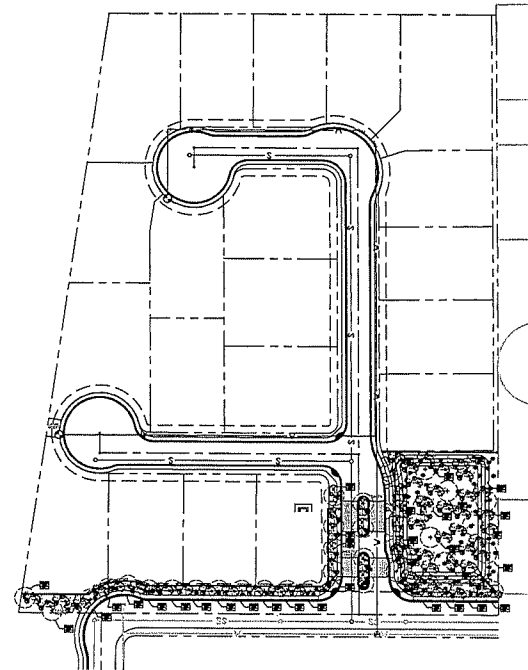
san miguel perimeter wall elevation

CONVOLVULUS CNEREUM	1 GAL/XX
SILVER BUSH	1 GAL/XX
CHRYSACTINIA MEXICANA	1 GAL/XX
DAMIANITA	1 GAL/XX
MELAMPEDIUM LEUCANTHUM	1 GAL/XX
BLACKFOOT DAISY	1 GAL/XX
BAILEYA MULTIRADIATA	1 GAL/XX
DESERT MARIGOLD	1 GAL/XX
ACCENTS	SIZE- QUANTITY
YUCCA GLORIOSA	5 GAL/XX
SPANISH DAGGER	5 GAL/XX
FOUQUIERA SPLENDENS	5 GAL/XX
OCOTILLO	5 GAL/XX
HESPERALOE PARVIFLORA	5 GAL/XX
RED YUCCA	5 GAL/XX
OPUNTIA PHAECANTHA	5 GAL/XX
PRICKLY PEAR	5 GAL/XX
PENSTEMON PARVIFLORUS	5 GAL/XX
PENSTEMON	5 GAL/XX
DASYLIRION ACROTRICHUM	5 GAL/XX
GREEN DESERT SPOON	5 GAL/XX
AGAVE VILMORIANA	5 GAL/XX
OCTOPUS AGAVE	5 GAL/XX
SALVAGE CACTUS	5 GAL/XX
TO BE SALVAGED	5 GAL/XX
SALVAGE CACTUS	5 GAL/XX
TO REMAIN IN PLACE	5 GAL/XX

MATERIALS

SIZE
SURFACE SELECT BOULDERS 4'X4'

ALL NON-TURF AREAS TO BE FINISH GRADED WITH
NATIVE DESERT VARIETY
GUIDELINES FOR SPECIFICATIONS.



OVERALL SITE PLAN SCALE 1" = 60'

PLANT LEGEND

TREES	SIZE- QUANTITY
SALVAGE TREE	SALVAGE PLAN SEE
IN RELOCATED LOCATION	DESERTO VERDE PLAN
SALVAGE TREE	SALVAGE PLAN SEE
TO REMAIN IN PLACE	DESERTO VERDE PLAN
PROSOPIS SPECIES	24" BOX (1.5" CAL.) - 91
NATIVE MESQUITE	24" BOX (1.5" CAL.) - 75
CERCOTILUM MICROPHYLLUM	24" BOX (1.25" CAL.) - 18
FOOTHILL PALE VERDE	24" BOX (1.25" CAL.) - 18
OLIVEA TESOTA	24" BOX (1.25" CAL.) - 18
IRONWOOD	24" BOX (1.25" CAL.) - 18
SHRUBS	SIZE- QUANTITY
CAESALPINIA PULCHERRIMA	5 GAL/XX
RED BIRD OF PARADISE	5 GAL/XX
CALLIANDRA ERIOPHYLLA	5 GAL/XX
PINK FAIRY DUSTER	5 GAL/XX
CASSIA ARTEMISIOIDES	5 GAL/XX
FEATHERY CASSIA	5 GAL/XX
DODONAEA VISCOSA	5 GAL/XX
HOP BUSH	5 GAL/XX
AMBROSIA DELTOIDEA	5 GAL/XX
TRIANGLE LEAF BURSAGE	5 GAL/XX
ANISACANTHUS THURBERI	5 GAL/XX
DESERT HONEYSUCKLE	5 GAL/XX
LARREA TRIDENTATA	5 GAL/XX
CREOSOTE	5 GAL/XX
HYPTIS EMORYI	5 GAL/XX
DESERT LAVENDER	5 GAL/XX
RUPELLIA PENINSULARIS	5 GAL/XX
BAJA RUPELLIA	5 GAL/XX
SALVIA GRECOI	5 GAL/XX
AUTUMN SAGE	5 GAL/XX
SYMPHONODIA CHINENSIS	5 GAL/XX
JOJOBA	5 GAL/XX
TECOMA STANS	5 GAL/XX
AZ YELLOW BELLS	5 GAL/XX
SALVIA CLEVELANDII	5 GAL/XX
CLEVELAND SAGE	5 GAL/XX
FEROCACTUS WISLIZENI	5 GAL/XX
BAIRELL CACTUS, FISHHOOK	5 GAL/XX
TULBAGHIA VIOLACEA	5 GAL/XX
SOCIETY GARLIC	5 GAL/XX
GROUND COVERS/VINES	SIZE- QUANTITY
VERBENA RIGIDA	1 GAL/XX
NATIVE VERBENA	1 GAL/XX



san miguel
jack rabbit and scottsdale road
scottsdale, arizona
urban granite landscape architecture
7355 n. 19th ave. #100
phoenix, az 85021
480.966.0774
info@urbangranite.com



0 15 30 60



prelim.

L1.1

LEGAL DESCRIPTION

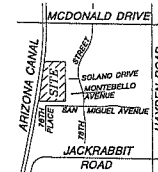
A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE BRASS CAP FLUSH MARKING THE INTERSECTION OF 78TH STREET AND SAN MIGUEL AVENUE PER THE PLAT OF PARK LANE II, RECORDED IN BOOK 198 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, THENCE NORTH 89 DEGREES 53 MINUTES 36 SECONDS WEST 300.49 FEET ALONG THE NORTH LINE OF SAID PARK LANE II TO THE SOUTHWEST CORNER OF VILLA ANTIOJA RECORDED IN BOOK 235 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 36 SECONDS WEST 526.63 FEET ALONG THE NORTH LINE OF THE SAID PARK LANE II, AND THE NORTH LINE OF PARK LANE IV, RECORDED IN BOOK 205 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, TO A FOUND 5" REBAR MARKING THE EAST RIGHT-OF-WAY LINE OF THE ARIZONA CANAL AS RECORDED IN BOOK 191 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, THENCE NORTH 08 DEGREES 17 MINUTES 54 SECONDS EAST 688.58 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF VILLA ANTIOJA SCOTTSDALE CONDOMINIUMS, RECORDED IN BOOK 451 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, THENCE SOUTH 89 DEGREES 53 MINUTES 36 SECONDS WEST 424.58 FEET ALONG THE SOUTH LINE OF SAID VILLA ANTIOJA SCOTTSDALE CONDOMINIUMS TO THE NORTHWEST CORNER OF SAID VILLA ANTIOJA, THENCE SOUTH 00 DEGREES 28 MINUTES 52 SECONDS EAST 636.97 FEET ALONG THE WEST LINE OF SAID VILLA ANTIOJA, TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF SAN MIGUEL AVENUE, USING A BEARING OF NORTH 89 DEGREES 53 MINUTES 36 SECONDS WEST.

PRELIMINARY PLAT FOR TOPAZ BY STARPOINTE SCOTTSDALE, AZ

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
7878 N. 16TH ST., SUITE #300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 944-5500
CONTACT: MICHAEL L. DELMARTER, P.E.

OWNER/DEVELOPER

STARPOINTE COMMUNITIES
7028 N. SCOTTSDALE ROAD #310
SCOTTSDALE, ARIZONA 85263
TELEPHONE: (480) 609-8779
CONTACT: DAVID KLEIN

LAND PLANNER

KIMLEY-HORN & ASSOCIATES, INC.
7878 N. 16TH ST., SUITE #300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 944-5500
CONTACT: MICHAEL L. DELMARTER, P.E.

SURVEYOR

SUPERIOR SURVEYING SERVICES,
21415 NORTH 23RD AVENUE
PHOENIX, ARIZONA 85027
TELEPHONE: (623) 869-0223
CONTACT: KERR JOSEPH

SITE DATA

GROSS AREA	7.23 AC
NET AREA	6.97 AC
TRACT A	0.47 AC
TRACT B	1.29 AC
TRACT C	0.06 AC
TRACT D	0.06 AC
TOTAL LOT AREA	8.88 AC
TOTAL LOT COUNT	20
MAXIMUM LOT AREA	15,979 SF
MINIMUM LOT AREA	10,000 SF
AVERAGE LOT AREA	11,213 SF
GROSS DENSITY	2.76 DU/AC

UTILITIES

WATER & SEWER	CITY OF SCOTTSDALE
ELECTRIC	SRP
TELEPHONE	SWEST
GAS	SOUTHWEST GAS
CABLE T.V.	CDX COMMUNICATIONS

SETBACK TABLE

FRONT	30'
REAR	25'
SIDE	5'
(ADJ. LOT)	7'
(ADJ. STREET)	7'

ZONING

R1-10 (SINGLE FAMILY RESIDENTIAL)
CITY OF SCOTTSDALE ZONING

LEGEND

---	PROPERTY LINE
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
- - -	PROPOSED SEWER LINE
- - -	EXISTING SEWER LINE
- - -	PROPOSED WATER LINE
- - -	EXISTING WATER LINE
- - -	PROPOSED LOT LINE
- - -	PROPOSED RIGHT-OF-WAY
- - -	PROPOSED EDGE OF PAVEMENT
- - -	EXISTING EDGE OF PAVEMENT
- - -	PROPOSED CENTERLINE
- - -	PROPOSED STORM DRAIN
- - -	EXISTING STORM DRAIN
- - -	EXISTING FENCE LINE
- - -	PROPOSED SURVEY MONUMENT
- - -	PROPOSED MANHOLE
- - -	PROPOSED FIRE HYDRANT
- - -	EXISTING FIRE HYDRANT
- - -	PROPOSED STORM DRAIN MANHOLE
- - -	EXISTING STORM DRAIN MANHOLE
- - -	PUBLIC UTILITY EASEMENT
- - -	RIGHT-OF-WAY
- - -	BACK OF CURB
- - -	TYPICAL
- - -	PROPOSED LOT NUMBERS
- - -	EXISTING ASPHALT PAVEMENT

LINE	BEARING	LENGTH
L1	S00°28'52"E	513.89'
L2	N89°53'36"W	284.04'
L3	S00°28'52"E	22.00'
L4	S89°55'13"E	179.79'
L5	N00°04'47"E	21.76'

TRACT TABLE

TRACT	DESCRIPTION	AREA
A	RETENTION, LANDSCAPE & MAINTENANCE PURPOSES	0.47 AC
B	PUBLIC WATER AND SEWER / INGRESS AND EGRESS / REFUSE COLLECTION / PUBLIC UTILITIES / EMERGENCY SERVICE TYPE VEHICLES / MAINTENANCE ACCESS FOR STORM WATER STORAGE BASINS / PRIVATE ACCESS	1.29 AC
C	LANDSCAPE / TRAIL PURPOSES	0.06 AC
D	LANDSCAPE / TRAIL PURPOSES	0.06 AC

Kimley-Horn and Associates, Inc.
7878 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (N.T.S.)
SCALE (N.T.S.)
DESIGNED BY: MLD
CHECKED BY: MLD
DATE: AUG 2008

TOPAZ BY STARPOINTE
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA

PROJECT NO.
091505010
DRAWING NAME
091505010
1 of 1